

BOARD OF SUPERVISORS

ACTION ITEM

#13

SUBJECT: CPAM 2005-0003, Upper Broad Run/Upper Foley Subareas

ELECTION DISTRICT: Dulles

CRITICAL ACTION DATE: November 26, 2006

RECOMMENDATIONS:

Board of Supervisors: On November 6, 2006 the Committee of the Whole forwarded CPAM 2005-0003, Upper Broad Run/Upper Foley Subareas Comprehensive Plan Amendment to the Board of Supervisors with a recommendation of denial 5-2-2 (Burton, Kurtz, Staton, Waters, York – yes; Snow, Tulloch – no; Delgaudio, Clem – absent) based on inadequate assessment of impacts due to increased residential densities. The Committee also recommends the Board adopt a resolution reaffirming the existing land use policies for the CPAM area (Attachment 1).

PLANNING COMMISSION RECOMMENDATION:

Planning Commission: On August 28, 2006 the Planning Commission voted 6-2-0¹ (Elgin, Klancher, Syska, Ruedisueli, Volpe, Whitmore – yes; Doane, Hsu—no) to forward CPAM 2005-0003, Upper Broad Run/Upper Foley Transition Subareas to the Board of Supervisors with a recommendation of approval.

STAFF RECOMMENDATION: Staff supports the Committee's recommendations to deny the plan amendment and reaffirm the existing land use policies for the CPAM area.

EXECUTIVE SUMMARY

The proposed policies and land use maps increase residential densities providing for a suburban design pattern in the Transition Policy Area and make the following policy changes (Attachment 2):

- Provide for residential densities up to 4 dwelling units per acre in the two Subareas;
- Designate areas for higher residential densities at key intersections;
- Change the Revised General Plan Planned Land Use Map for properties north of Route 50 from Industrial Community to Business Community; and,
- Provide policy direction for unmet housing needs.

DRAFT MOTIONS:

1. I move that the Board of Supervisors adopt the Resolution (Attachment 1, Action Item #13, November 8, 2006), and deny CPAM 2005-0003, Upper Broad Run/Upper Foley Comprehensive Plan Amendment and reaffirm the existing land use policies for the CPAM area.

OR

2. I move an alternate motion.

¹ The Dulles District did not have representation present with the resignation of Commissioner Beerman.

BACKGROUND:

The Upper Broad Run and Upper Foley CPAM is based on six applicant-initiated CPAMs² for properties located within the Transition Policy Area and parts of the Suburban Policy Area that were accepted for review by the County in November 2004. The six applicant-initiated CPAMs proposed specific policy changes to the Comprehensive Plan to provide for a different community development pattern and increased residential densities in the Upper Broad Run and Upper Foley Subareas, and in portions of the Suburban policy areas.

On March 1, 2005, the Board directed that these six applicant-initiated CPAMs be consolidated into one review of the area that encompasses all properties within the Upper Broad Run and Upper Foley Subareas.

On August 28, 2006, the Loudoun County Planning Commission voted to forward CPAM 2005-0003, Upper Broad Run/Upper Foley Transition Policy Subareas, to the Board of Supervisors with a recommendation of approval. The proposed amendments support development densities of 4 dwelling units per acre in most of the Upper Broad Run and Upper Foley Subareas. The Planning Commission recommended a concept for residential communities built out at suburban densities throughout the CPAM area. This concept further envisions higher residential densities and commercial uses possible at key intersections and along the Route 659 Relocated corridor, and lower densities adjacent to the Rural Policy Area to the west and Bull Run to the south.

The CPAM would also amend the Revised General Plan Planned Land Use Map for portions of the properties in the Suburban Policy Area west of Arcola. The CPAM proposes to change the designations for these properties from Industrial Community to Business Community, which could introduce residential opportunities (Attachment 2, Current and Proposed Planned Land Use Maps).

ISSUES

On October 10 and 14, 2006 the Board of Supervisors held a Public Hearing on the proposed amendment. A total of 185 members of the public provided verbal or recorded comments, and staff received numerous written comments as well. The majority of comments received expressed concern regarding changes in planned land use patterns in the two Subareas and the resulting increase in residential densities.

On October 17, 30, and November 6, 2006 the Board of Supervisors met in Committee of the Whole to discuss the proposed plan amendment. On October 30th, the Board received a presentation from George Mason University regarding the University's plans for a potential Loudoun campus adjacent to Route 659 Relocated. The Board also received recently drafted countywide housing policies from the Housing Advisory Board.

Board concerns discussed during these meetings include:

- Potential build out of residential units based on various density scenarios;
- transportation and fiscal impacts of increased residential densities;
- location of the proposed George Mason University campus and development-related issues; and
- affordable housing.

² CPAM 2004-0019 Westport, CPAM 2004-0021 Greenvest/Dulles South, CPAM 2004-0022 Shockey Family, CPAM 2004-0027 Stone Ridge West, CPAM 2004-0029 Rouse Traditional Residential Neighborhood, and CPAM 2004-0031 Braddock Village.

The Committee voted to recommend denial of the CPAM and suggested that the Board reaffirm the existing land uses for the CPAM area. However, the Committee highlighted the need for affordable housing in the County and it was suggested that the Board consider addressing affordable and workforce housing issues and the draft housing policies developed by the Housing Advisory Board under a separate effort.

STAFF CONTACT: Cindy Keegan, Project Manager

ATTACHMENTS

1. Resolution, Action Item #13, November 8, 2006
2. Draft Policies, CPAM 2005-0003, Upper Broad Run/Upper Foley Subareas with proposed land use maps